

Mountain Lake City Council
Board of Appeal and Equalization
Thursday May 9, 2018
5:30 p.m.

Members Present: Mike Nelson, Dana Kass, Darla Kruser, David Savage

Members Absent: Andrew Ysker

Staff Present: Michael Schulte, City Administrator

Others Present: Gale Bondhus, County Assessor; Allan Coners, Karla Ambrose, David Grev, Appraisers; Gilbert Penner, Janice Wojahn, Orville Wojahn, Hugh Simon, Rebekah Simon

Mayor Nelson called the Board of Review to order at 5:30 p.m.

Board of Review

Gale Bondhus, County Assessor, introduced herself, Karla Ambrose, Allan Coners, and David Grev.

Bondhus explained that the 2019 residential assessments for taxes payable in 2020 are based on residential sales occurring between Oct. 1, 2017 and Sept. 30, 2018. Residential values were increased by 3.1%. Commercial/industrial values were increased approximately 14%. Sales Ratio System and the printed handouts were explained. Railroad 2019 EMV will be received in July. The city's current market value is over \$73,000,000 with several small categories of specialized values still need to be added. Formulas and processes were explained.

Gilbert Penner asked why his valuation went up \$10,000 for parcel 22.413.0330.

Janice and Orville Wojahn asked questions regarding their parcel, 22.520.0680.

Hugh & Rebekah Simon asked questions regarding their parcel for 22.520.1271 & 22.520.1560.

All the appraisers explained that the properties are evaluated once every five years. Due to the number of parcels in the county and according to state law, a property is evaluated every 5 years. When a parcel is evaluated, new construction, new windows, furnaces, siding, shingles, etc. all affect the value of the property. Other factors such as sales prices, depreciation, values of comparable properties, and value criteria also affect the values of the properties. Questions were answered to the residents. A suggestion was made to the

county to provide short explanations of the changes in value on the statements received in the mail or posted on their website.

A letter from Thongbai Southichak was given to the administrator to give to the council. He asked for a request to make smaller payments on the special assessments on his property, 22.520.1560. His special assessments will be reviewed by the administrator, but no action can be taken on the request at this meeting as it does not pertain to the value of the property.

Joseph & Beverly Boike, 22.161.0031; Myrna Long, 22.520.0020; and Judith Walter, 22.611.1120, contacted the county directly to discuss their properties. Karla Ambrose provided the council a synopsis of each property and provided recommendations for the council to act on for each.

Motion by Savage, seconded by Kass, to make no changes to parcel 22.413.0330. Motion carried.

Motion by Kass, seconded by Kruser, to make no changes to parcel 22.520.0680. Motion carried.

Motion by Kass, seconded by Savage, to make no changes to parcel 22.520.1271 and 22.520.1560. Motion carried

Motion by Savage, seconded by Kruser, to make no changes to parcel 22.520.1560. Motion carried.

Motion by Kass, seconded by Kruser, to readjust parcel 22.161.0031 (valued at \$112,700) by changing the building value to \$94,500. Motion carried. The effective age was too high for the building.

Motion by Kruser, seconded by Savage, to readjust parcel 22.520.0020 (valued at \$96,300) by changing the property from a 1 ¼ story to a 1 story and removing the 75% basement functional for a total value of \$90,700. Motion carried. The appraisers felt the property should be considered a one story with unfinished attic rather than the current value as a one and a quarter house and appraisers also assessed the basement and the 75% functional for unfinished basement is to be removed as the basement is 100% functional on finished areas.

Motion by Kass, seconded by Kruser, to refer parcel 22.611.1120 to the county. Motion carried. The property will be reevaluated by the appraisers and adjusted accordingly.

Motion by Savage, seconded by Kass, to approve the listed assessments as presented.
Motion carried.

Adjourn

The meeting was adjourned at 6:40 p.m.

ATTEST:

Michael Schulte, Administrator/Clerk